

00553298/rl



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA

vs.

CYNTHIA WALLER aka CYNTHIA ANN WALLER, DECEASED; IAN WALLER; MARTIN B. KOENIG; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; QUICKEN LOANS INC.; UNIFUND CCR, LLC; VASHON COHOUSING OWNERS ASSOCIATION; UNKNOWN HEIRS, SPOUSE, LEGATEES, AND DEVISEES OF CYNTHIA WALLER AKA CYNTHIA ANN WALLER, DECEASED; DOES 1-10 INCLUSIVE; UNKNOWN OCCUPANTS OF THE SUBJECT REAL PROPERTY; PARTIES IN POSSESSION OF THE SUBJECT REAL PROPERTY; PARTIES CLAIMING A RIGHT TO POSSESSION OF THE SUBJECT PROPERTY; ALL OTHER UNKNOWN PERSONS OR PARTIES CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE REAL ESTATE DESCRIBED IN THE COMPLAINT HEREIN

**SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF SALE
OF REAL PROPERTY**

CAUSE # 15-2-01060-3 SEA

JUDGMENT RENDERED ON	7/11/2016
CORRECTIVE ORDER OF SALE ISSUED:	9/22/2016
DATE OF LEVY:	10/18/2016

TO: CYNTHIA WALLER, DECEASED (IN REM), JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S) IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

10421 SW BANK ROAD NO. 4, VASHON, WA 98070

UNIT 4, VASHON CO-HOUSING, A CONDOMINIUM, ACCORDING TO THE CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER 9607120271, AND AMENDMENTS THERETO, IF ANY, AND IN VOLUME 133 OF CONDOMINIUMS, PAGES 48 AND 49, IN KING COUNTY, WASHINGTON.
APN/PARCEL # 888420-0040

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME:	10:00 AM
DATE:	DECEMBER 16, 2016
PLACE:	4 TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF **\$193,326.98** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☒ 1. No redemption rights after sale.
- ☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on .
- ☐ 3. A redemption period of one year which will expire at 4:30 p.m. on .

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
206-263-2600

ATTORNEY:
MCCARTHY & HOLTHUS, LLP
108 1ST AVENUE S
STE 300
SEATTLE, WA 98104
206-319-9100